091.A	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,600 / 670,600
					USE VALUE:	670,600 / 670,600
					ASSESSED:	670,600 / 670,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		JEFFREY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'CONNOR EUGENE V
Owner 2:	O'HALLORAN DEIRDRE A
Owner 3:	
Street 1:	19 JEFFREY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`CONNOR EUGENE V -
Owner 2:	O`HALLORAN DEIRDRE A -
Street 1:	19 JEFFREY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2132

NARRATIVE DESCRIPTION

This parcel contains 6,106 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1782 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6106.000	248,400		422,200	670,600
Total Card	0.140	248,400		422,200	670,600
Total Parcel	0.140	248,400		422,200	670,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.40 | /Parcel: 376.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 129131
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,400	0	6,106.	422,200	670,600	670,600	Year End Roll	12/18/2019
2019	101	FV	220,600	0	6,106.	428,300	648,900	648,900	Year End Roll	1/3/2019
2018	101	FV	220,600	0	6,106.	319,700	540,300	540,300	Year End Roll	12/20/2017
2017	101	FV	220,600	0	6,106.	289,500	510,100	510,100	Year End Roll	1/3/2017
2016	101	FV	220,600	0	6,106.	277,500	498,100	498,100	Year End	1/4/2016
2015	101	FV	222,800	0	6,106.	235,200	458,000	458,000	Year End Roll	12/11/2014
2014	101	FV	222,800	0	6,106.	223,200	446,000	446,000	Year End Roll	12/16/2013
2013	101	FV	220,800	0	6,106.	212,300	433,100	433,100		12/13/2012

!7454!

PRINT

Date	Time
12/10/20	22:05:23

LAST REV

Date	Time
02/05/19	13:13:12

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIZZANO RUDOLPH	30476-212		7/29/1999		220,000	No	No		
	11366-309		7/28/1967			No	No		N

USER DEFINED

Prior Id # 1:	129131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2013	497	Redo Kit	13,000	C				
3/21/2003	184	Redo Bas	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/30/2009	Meas/Inspect	163	PATRIOT
6/19/2000	MLS		
6/6/2000	Inspected	264	PATRIOT
2/23/2000	Mailer Sent		
2/23/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6106		Sq. Ft.	Site		0	70.	0.99	5									422,227						422,200	

Total AC/HA: 0.14017 | Total SF/SM: 6106 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,227 | Spl Credit | Total: 422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305204
Depreciation:	56768
Depreciated Total:	248436

COMMENTS

FAIR COND AT SALE, RE-CK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

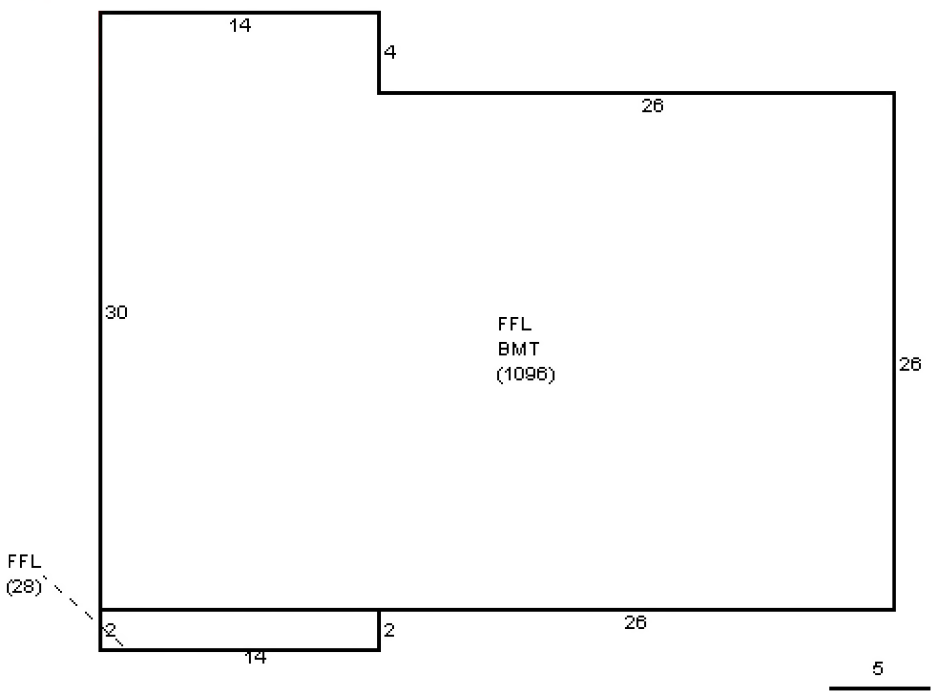
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	111.89
Final Total:	248400	Val/Su SzAd	221.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,124	128.240	144,139
BMT	Basement	1,096	59.820	65,566
	Net Sketched Area:	2,220	Total:	209,705
Size Ad	1124	Gross Are	2220	FinArea 1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: